



Licensed Care Facility - For Sale



# SHELTERED CARE, INDEPENDENT LIVING FACILITY

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## SHELTERED CARE, INDEPENDENT LIVING FACILITY



### OFFERING SUMMARY

Sale Price:	\$2,100,000
Building Size:	46,517 SF
Lot Size:	2.07 Acres
Number of Beds:	49
Price / SF:	\$45.14
Zoning:	MR-6 Multi Family Residential

### PROPERTY HIGHLIGHTS

- 17-bed sheltered care and 32-unit independent living facility
- 46,517 SQ FT Building on a 2.07 AC corner lot
- 90% Occupied
- The facility is fully staffed including 24 hour nursing

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,917	10,688	12,865
Total Population	6,913	24,396	29,496
Average HH Income	\$74,359	\$78,779	\$81,182



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### PROPERTY DESCRIPTION

The site is improved with a steel frame, brick veneer and masonry sided, 17 bed sheltered care and 32 unit independent living facility building. The gross building area is 46,517±SF and was reportedly built in 1979. There is a 1,200±SF basement area which is used for laundry, storage, and mechanicals. There are 49 units in 49 rooms. There is a three stop 3,500 lb hydraulic elevator.

There are a total of 49 independent and sheltered living units. The independent living units are divided into one or two bedrooms a living area, kitchen and one bathroom with a shower only. The sheltered care units are private or semi-private units and also include a bathroom with a shower only.

The first floor of the building contains 23,517±SF and is divided into 17 sheltered care rooms, office areas, dining room, common washrooms, a nurse's station, kitchen, employees lounge mechanicals areas and a 14 stall enclosed garage.

The second floor of the building contains 11,500±SF and is divided into 16 independent apartment units, corridors, an elevator lobby, two laundry rooms and mechanicals areas.

The third floor of the building contains 11,500±SF and is divided into 16 independent apartment units, corridors, an elevator lobby, two laundry rooms and mechanicals areas. There is a 1,200±SF basement area which is used for laundry, storage, and mechanicals. The gross building area including the basement is 47,717±SF.



### LOCATION DESCRIPTION

Sterling is located in Whiteside County along with its twin city Rock Falls. The Sterling/Rock Falls area is situated in northwest Illinois along the Rock River. The Rock River separates the two cities, with Sterling to the north and Rock Falls to the south. Cities with a large population concentration in the county are Sterling and Rock Falls. Sterling is 115± miles west of Chicago, Illinois, 53± southwest of Rockford, Illinois, and 54± miles northeast of the Quad Cities.



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